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February 12, 2016

LIST OF PROJECT WAIVERS

1) One waiver from the Town of Grafton Subdivision Rules and Regulations is sought for both the Conventional and the Flexible Plans. This is a waiver from the requirement of section 4.1.4.2, the requirement for a 30 foot wide traveled way in a Minor Street category A such as Road A, the through road in both plans might be categorized.

All traveled ways we propose on both plans are 24 feet wide. We believe this is a justified waiver because traveled ways of this width have been found to be safe on other minor streets. In addition, it has been found that wider traveled ways simply encourage motorists to travel faster resulting in no greater safety to the road with a wider traveled way.

In addition, the narrower 24 foot wide traveled way creates less impervious surface and is more consistent with DEP goals to minimize paved surfaces.

Because there will not be an unsafe condition created and because the narrower traveled way is more consistent with DEP policy goals, we believe that this waiver is justified.

2) The Flexible Plan would also require a waiver from section 4.1.6.3 of the Town of Grafton Subdivision Rules and Regulations in order to allow Road C to have a dead end length of 955.46 feet instead of 500 feet.

We believe this is justified because this creates a road network that is consistent with the goal of the Flexible Plan as outlined in the Zoning By-law, to create significant open space to serve any of several purposes. This configuration of roads allows for greater depth of open space between Road C and Road B to the west and keeps development further from wetland resource areas than the alternative layout under the Flexible Plan rules which would have been two shorter culs de sac instead. Two shorter culs de sac would have made any land between them and the land between them and Road B function less as open space and more as the back yard of developed lots.

Because this roadway layout allows for development to be pushed further from wetlands and allows for greater depth of open space, increasing its value, we believe that this waiver creates a development that is more consistent with the goals of a Flexible Plan.